



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 108-110 Prospect Street

Case: HPC.DMO 2021.16

Applicant: 108-110 Prospect St, LLC

Owner: Same as applicant

Legal Ad: *Demolish principal structure.*

HPC Meeting Date: August 17, 2021



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision, nor does it constitute authorization in any form.

I. SUMMARY OF July 20, 2021 MEETING

At their regular public meeting on July 20, 2021, the HPC declared the structure at 108-110 Prospect Street to be “Historically Significant”. Due to this determination, 108-110 Prospect Street moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

II. BUILDINGS UNDER CONSIDERATION

108-110 Prospect Street is a three-story residential structure located on Prospect St between Houghton St and Oak St. 108 and 110 Prospect Street are, from its construction through 1940, one structure on two separate lots, owned by two separate entities. 108 and 110 Prospect Street are currently two separate lots, but now owned by one entity.

Right: 108-110 Prospect St



Right: Left Elevation

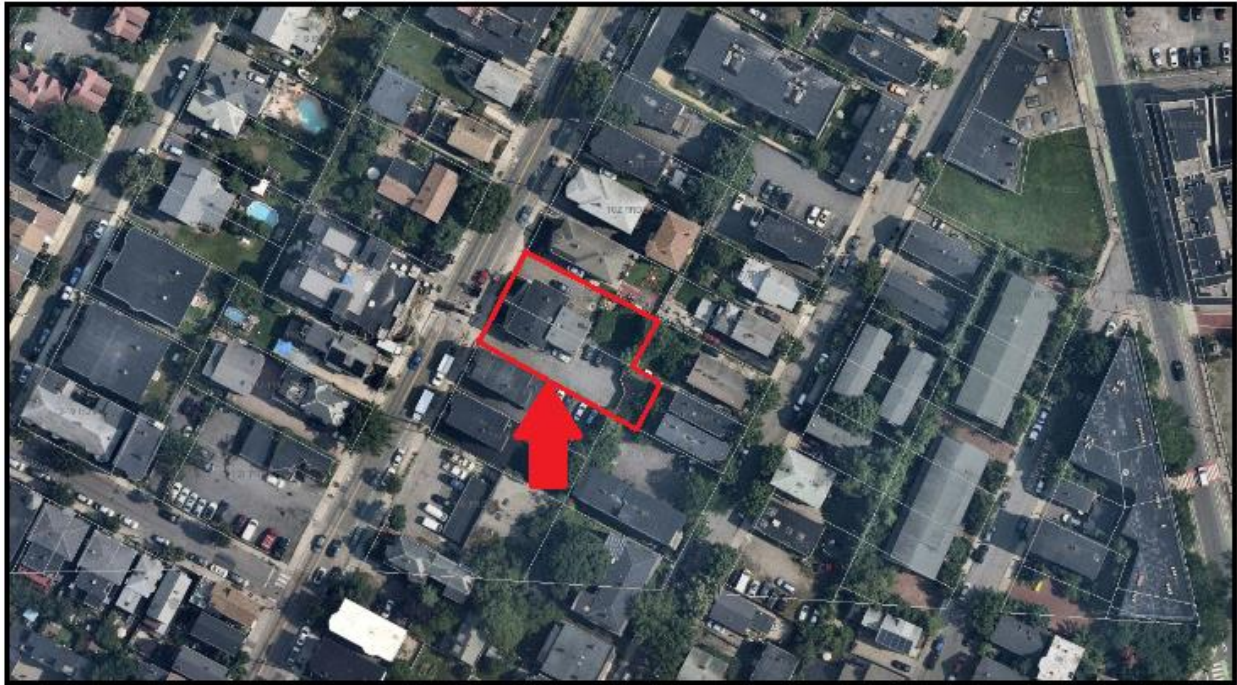


Right: Rear



Right: Right Elevation

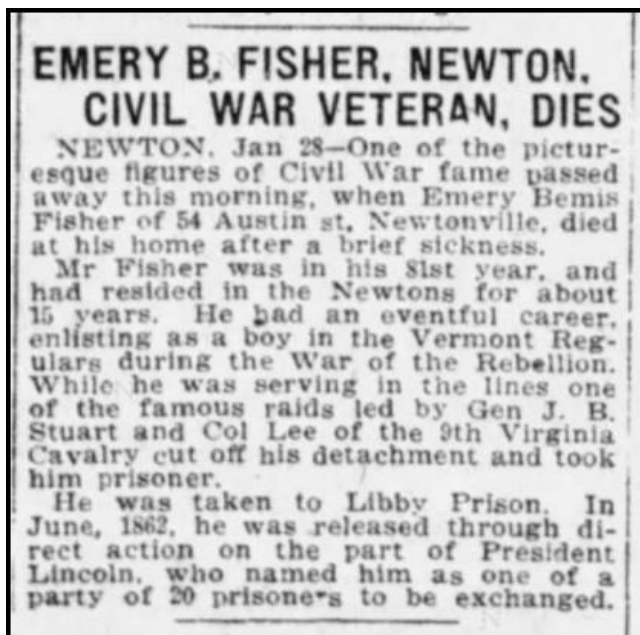




Above: Context Map for 108-110 Prospect St, with both lots indicated.

III. ADDITIONAL INFORMATION

To see the historic maps and research regarding the structure at 108-110 Prospect Street and a general history of the area, see the July 20, 2021 staff report on Historic Significance.



Upon further research Staff discovered additional information on Emery B. Fisher, the first listed owner of 110 Prospect St.

Emery B. Fisher was a veteran of the Civil War. He enlisted in the Vermont Regulars as part of the Union army. During his enlistment he was captured by the 9th Virginia Cavalry, headed by Colonel Lee and General J.B. Stuart. Emery was held at Libby Prison in Richmond, Virginia. He was released in June 1862 as part of a prisoner exchange negotiated by President Lincoln.

Left: Boston Globe Excerpt, Jan 29, 1921

IV. DETERMINATION

The HPC must determine one of the following for the structure at 108-110 Prospect Street:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

V. FINDINGS

The HPC need to make separate determinations of whether the structure is to be preferably preserved and adopt findings.



108-110 Prospect Street

a. Preferably Preserved

For a determination of **preferably preserved**, the HPC must make the following finding:

- *That the demolition of the structure at **108-110 Prospect St** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they have taken this position.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they have taken this position.

c. Not Preferably Preserved with Conditions

For a determination of **NOT preferably preserved with Conditions**, the HPC must make the following finding:

- *That the structure at **108-110 Prospect Street** do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 - 1. photographic documentation of the building to be demolished;*
 - 2. architectural renderings of the building to be demolished;*
 - 3. identification of materials for salvage of material; and/or,*
 - 4. a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the structure at **108-110 Prospect Street** is or is not “preferably preserved”.